HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Kelowna CMA

Date Released: May 2018

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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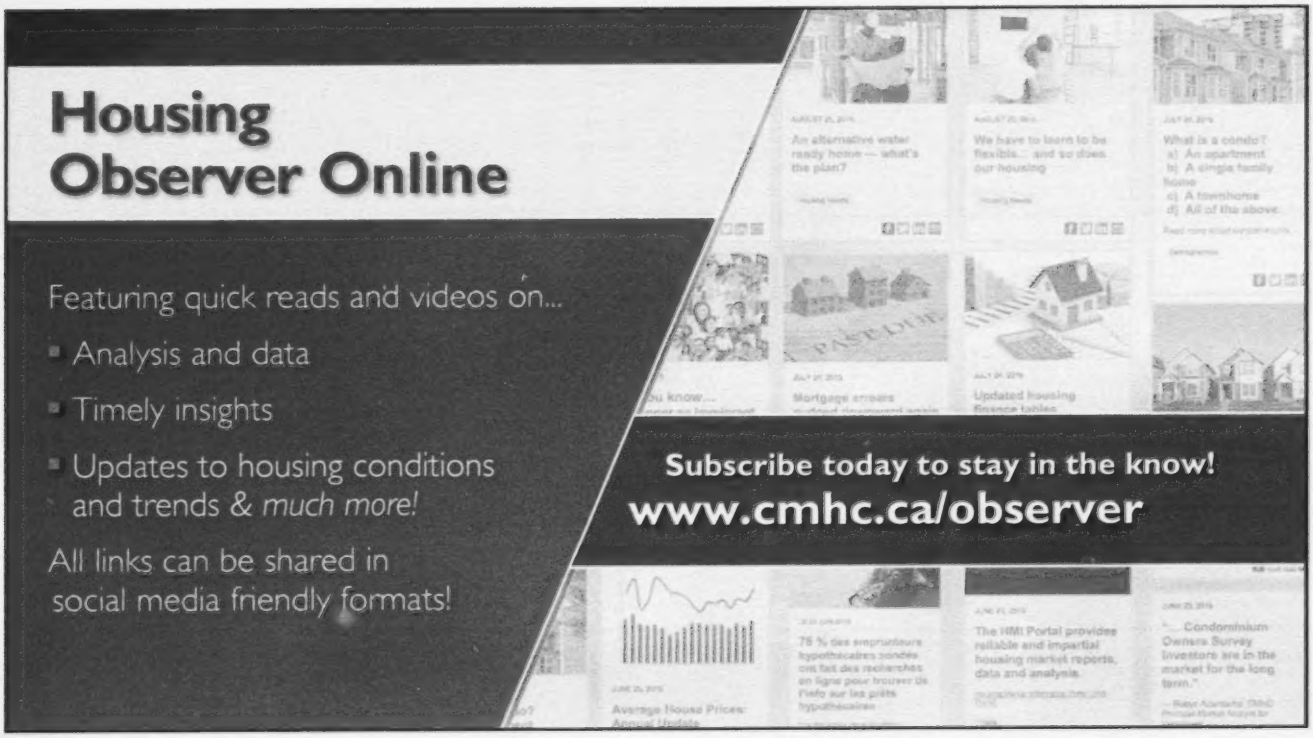
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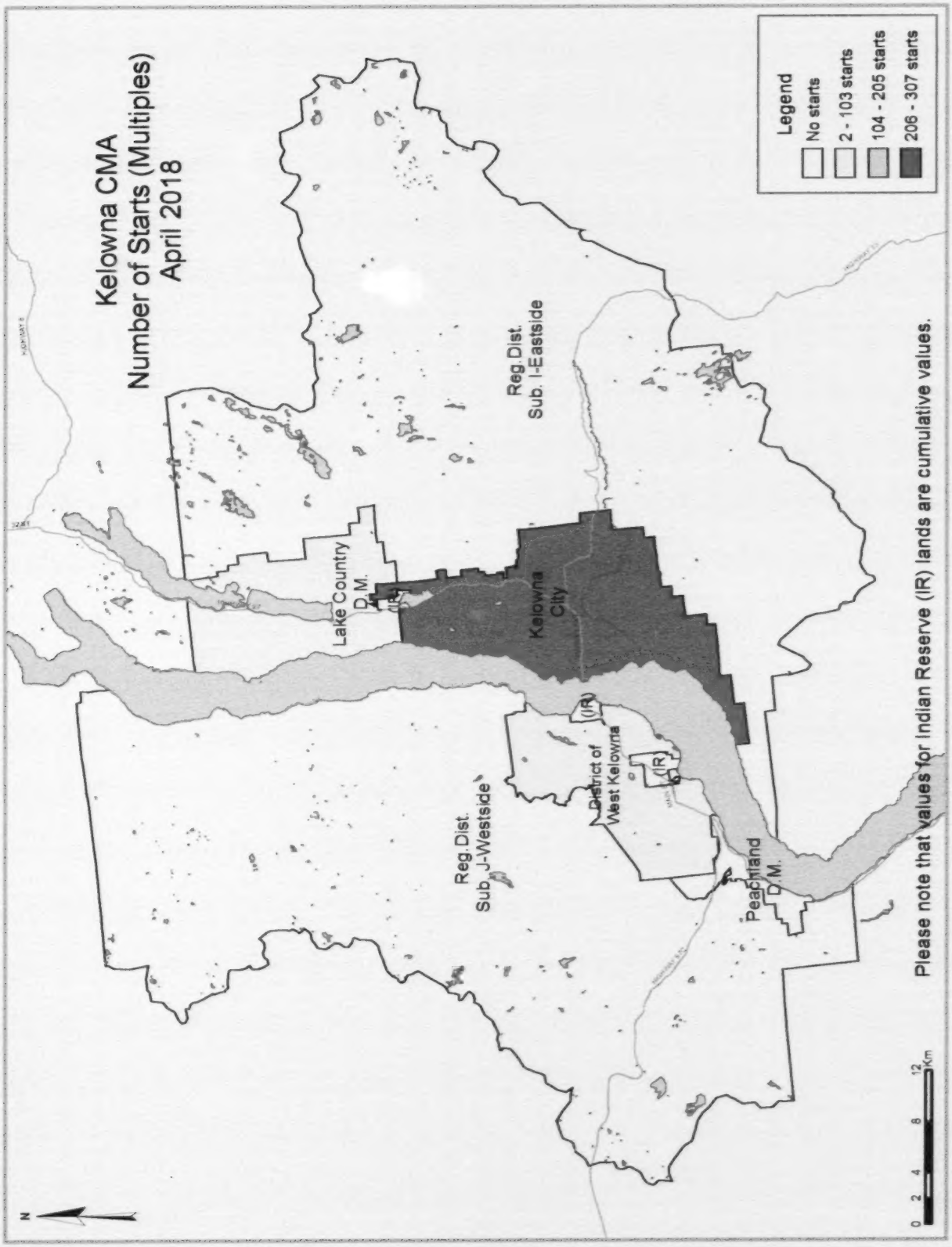
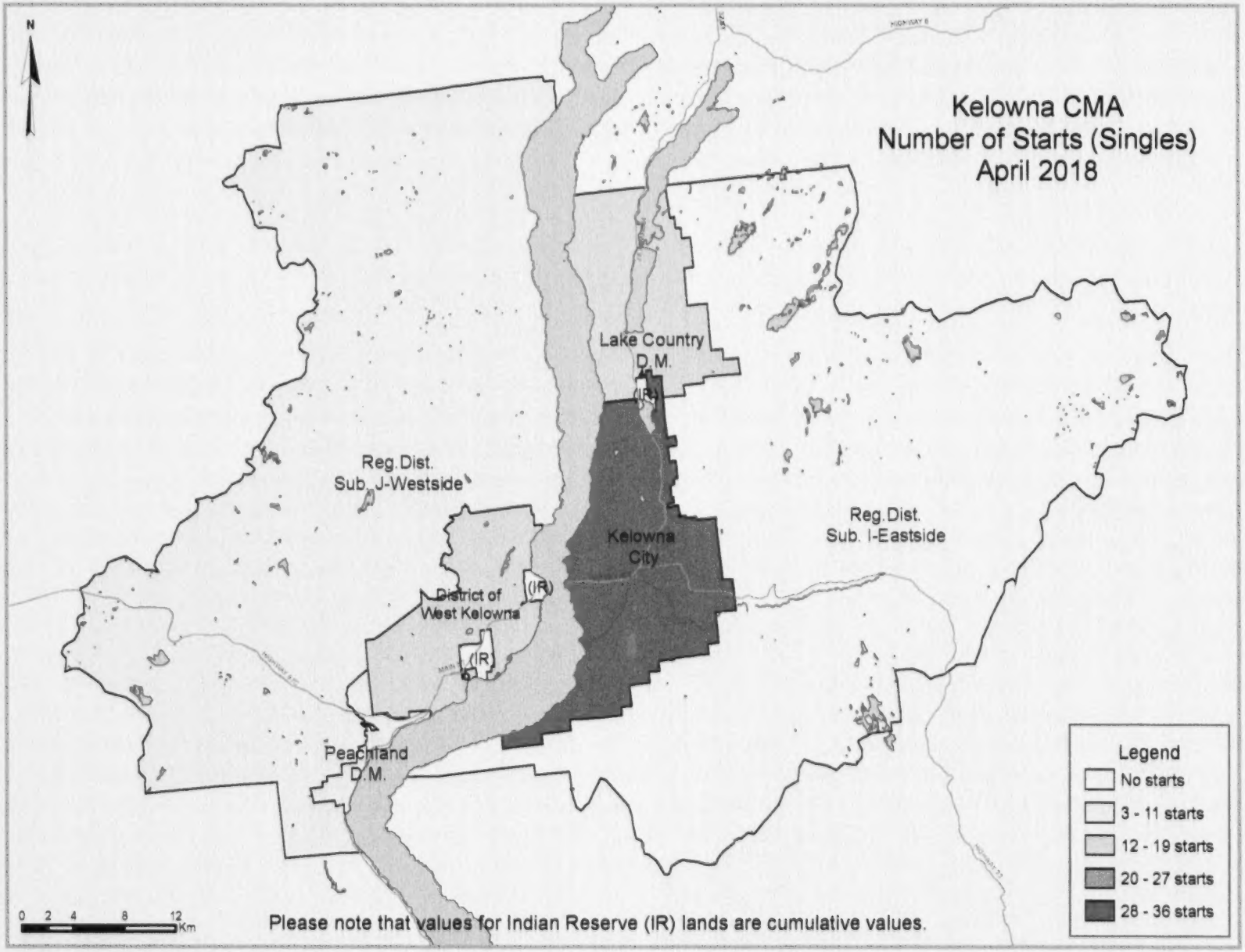
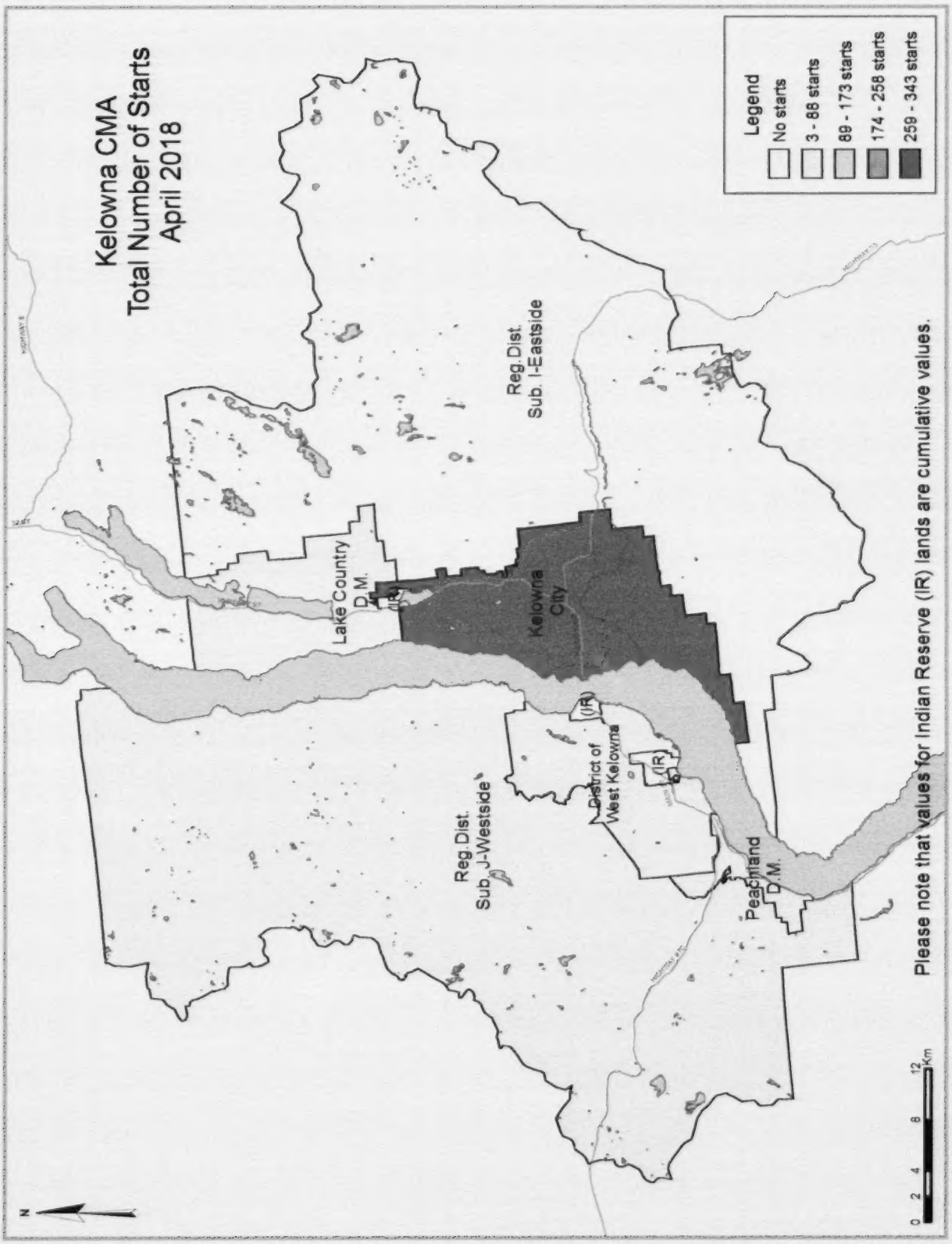
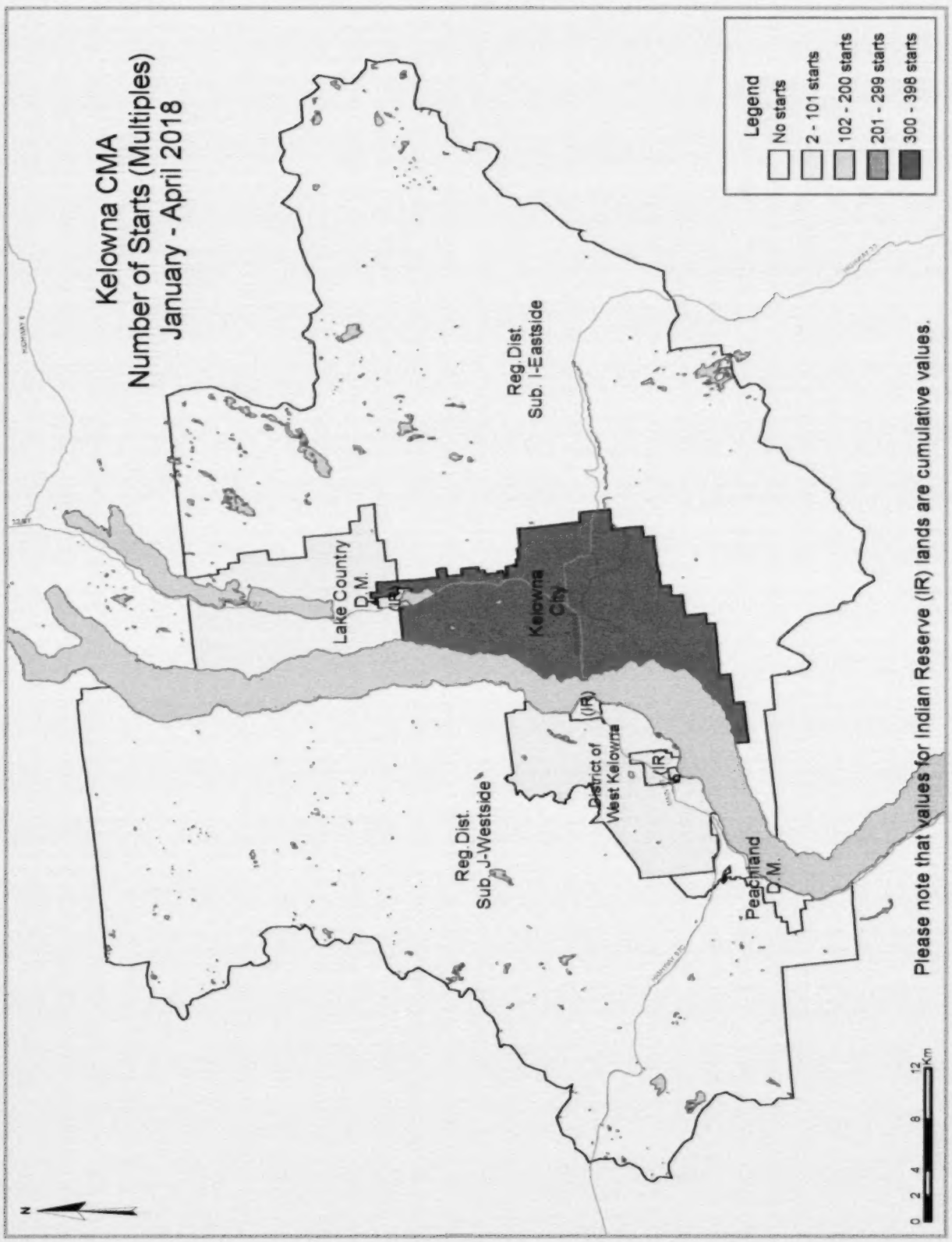
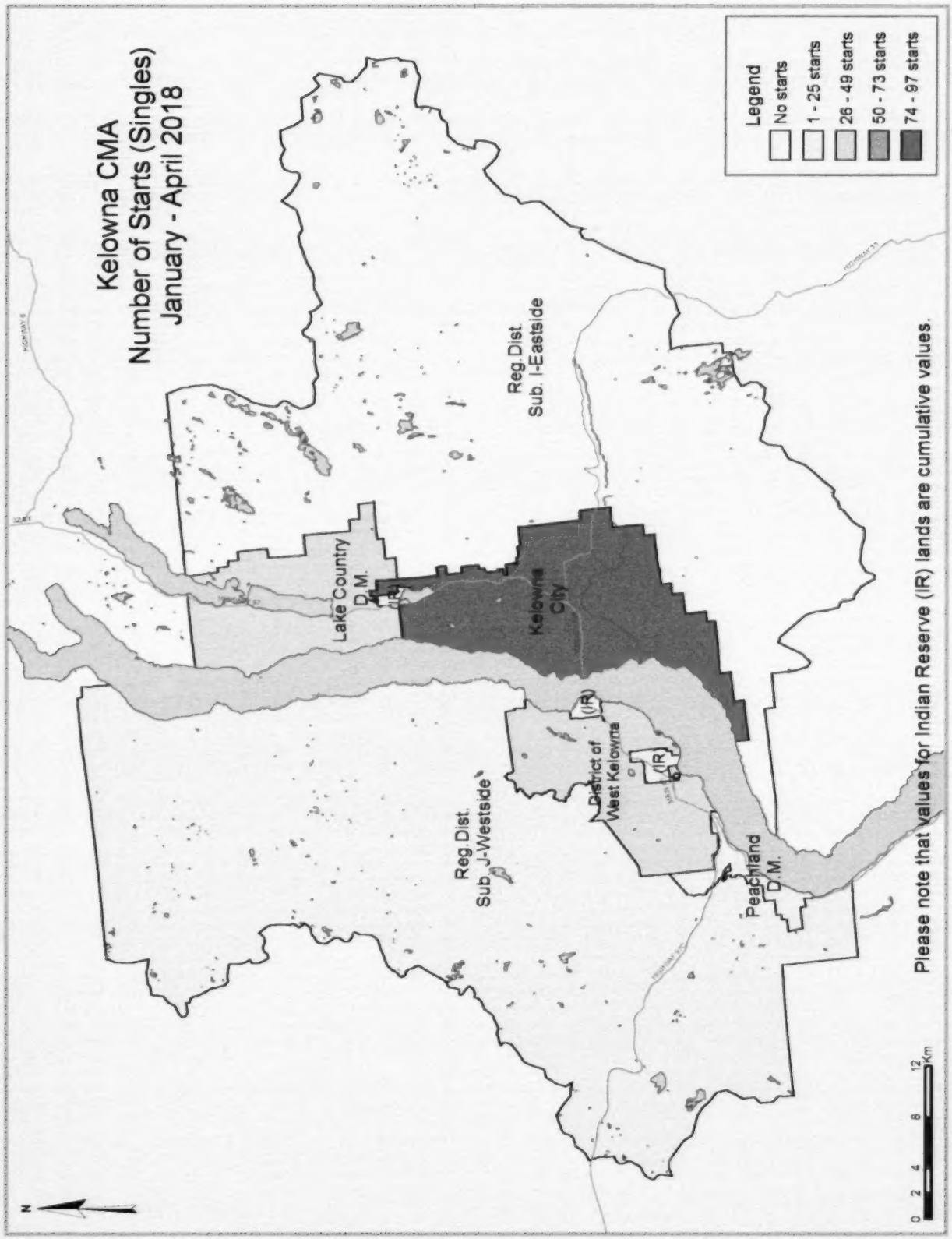
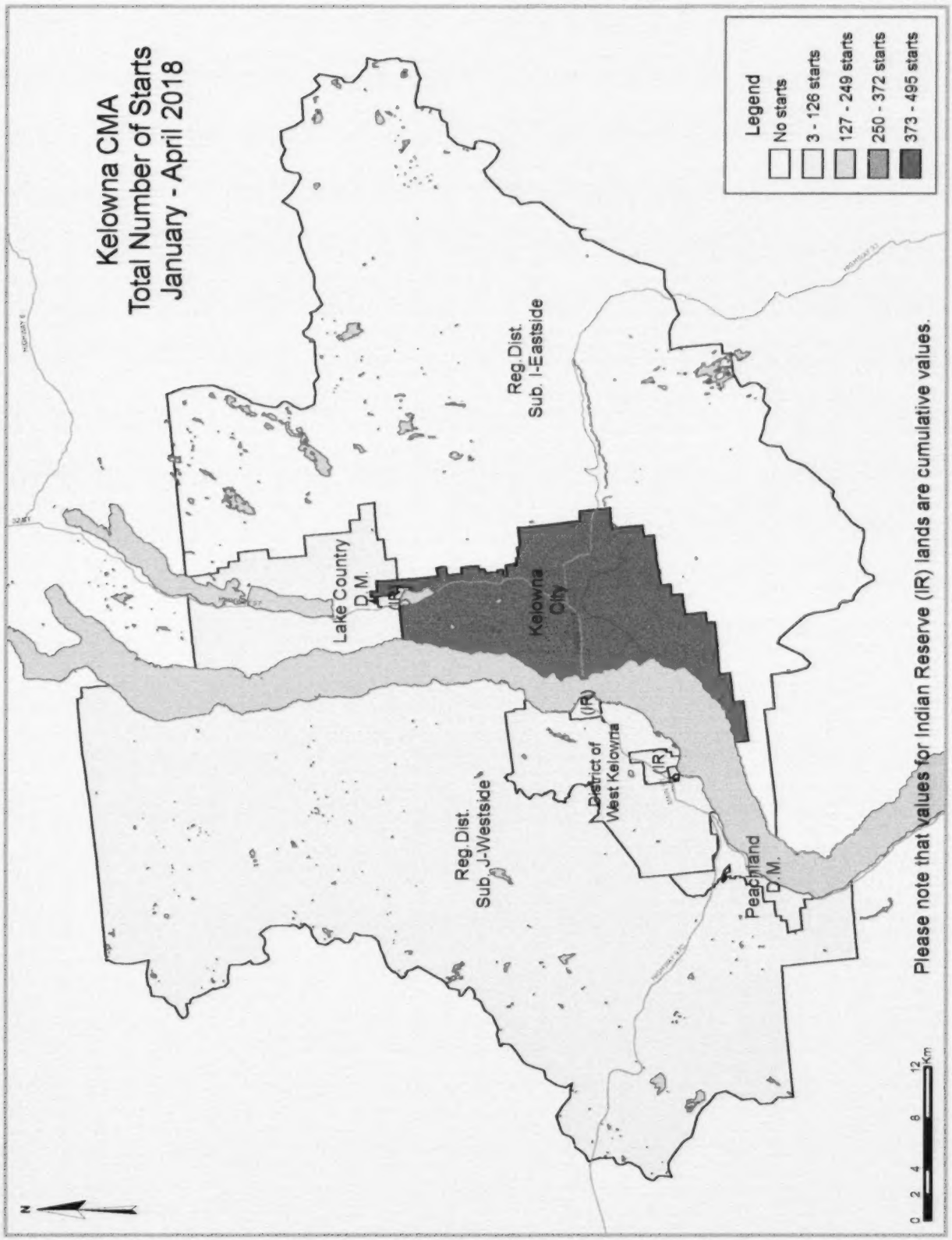

Kelowna CMA
Number of Starts (Multiples)
April 2018
Legend
No starts
2 - 103 starts
104 - 205 starts
206 - 307 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Number of Starts (Singles)
April 2018
N
Lake Country
D.M.
(IR)
Reg.Dist.
Sub. J-Westside
Reg.Dist.
Sub. I-Eastside
Kelowna
City
District of
West Kelowna
(IR)
(IR)
Peachland
D.M.
Legend
No starts
3 - 11 starts
12 - 19 starts
20 - 27 starts
28 - 36 starts
0 2 4 8 12
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Kelowna CMA
Total Number of Starts
April 2018
Legend
No starts
3 - 88 starts
89 - 173 starts
174 - 258 starts
259 - 343 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
N
0 2 4 8 12 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Kelowna CMA
Number of Starts (Multiples)
January - April 2018
Legend
No starts
2 - 101 starts
102 - 200 starts
201 - 299 starts
300 - 398 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
N
0 2 4 8 12 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Kelowna CMA
Number of Starts (Singles)
January - April 2018
Legend
No starts
1 - 25 starts
26 - 49 starts
50 - 73 starts
74 - 97 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Total Number of Starts
January - April 2018
Legend
No starts
3 - 126 starts
127 - 249 starts
250 - 372 starts
373 - 495 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
N
0 2 4 8 12 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2018		
Kelowna CMA[1]	March 2018	April 2018
Trend[2]	1,939	2,363
SAAR	2,133	4,537
	April 2017	April 2018
Actual		
April - Single-Detached	110	67
April - Multiples	293	315
April - Total	403	382
January to April - Single-Detached	279	178
January to April - Multiples	899	489
January to April - Total	1,178	667

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kelowna CMA
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2018	65	2	0	0	11	120	2	182	382
April 2017	106	4	4	2	24	26	2	235	403
% Change	-38.7	-50.0	-100.0	-100.0	-54.2	**	0.0	-22.6	-5.2
Year-to-date 2018	171	22	4	1	58	174	6	231	667
Year-to-date 2017	264	22	15	7	70	208	8	584	1,178
% Change	-35.2	0.0	-73.3	-85.7	-17.1	-16.3	-25.0	-60.4	-43.4
UNDER CONSTRUCTION									
April 2018	701	72	15	30	255	890	43	1,717	3,723
April 2017	680	78	20	56	236	923	26	742	2,761
% Change	3.1	-7.7	-25.0	-46.4	8.1	-3.6	65.4	131.4	34.8
COMPLETIONS									
April 2018	68	6	0	3	29	40	5	100	251
April 2017	27	2	0	1	6	0	12	7	55
% Change	151.9	200.0	n/a	200.0	**	n/a	-58.3	**	**
Year-to-date 2018	234	14	4	11	80	105	14	276	738
Year-to-date 2017	134	22	0	5	52	0	22	96	331
% Change	74.6	-36.4	n/a	120.0	53.8	n/a	-36.4	187.5	123.0
COMPLETED & NOT ABSORBED									
April 2018	70	14	2	7	12	3	n/a	n/a	108
April 2017	58	1	0	1	13	0	n/a	n/a	73
% Change	20.7	**	n/a	**	-7.7	n/a	n/a	n/a	47.9
ABSORBED									
April 2018	57	0	0	2	26	40	n/a	n/a	125
April 2017	33	5	0	1	17	0	n/a	n/a	56
% Change	72.7	-100.0	n/a	100.0	52.9	n/a	n/a	n/a	123.2
Year-to-date 2018	199	7	2	7	74	102	n/a	n/a	391
Year-to-date 2017	141	27	0	5	77	0	n/a	n/a	250
% Change	41.1	-74.1	n/a	40.0	-3.9	n/a	n/a	n/a	56.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kelowna City									
April 2018	34	2	0	0	11	114	2	180	343
April 2017	64	2	0	2	14	26	1	226	335
Lake Country D.M.									
April 2018	12	0	0	0	0	0	0	2	14
April 2017	14	0	0	0	6	0	1	5	26
District of West Kelowna									
April 2018	12	0	0	0	0	6	0	0	18
April 2017	15	0	0	0	4	0	0	4	23
Peachland D.M.									
April 2018	4	0	0	0	0	0	0	0	4
April 2017	2	0	0	0	0	0	0	0	2
Reg. Dist. Sub. J - Westside									
April 2018	3	0	0	0	0	0	0	0	3
April 2017	4	0	0	0	0	0	0	0	4
Reg. Dist. Sub. I - Eastside									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	0	2	0	0	0	0	0	0	2
First Nations									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	7	0	4	0	0	0	0	0	11
Kelowna CMA									
April 2018	65	2	0	0	11	120	2	182	382
April 2017	106	4	4	2	24	26	2	235	403

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kelowna City									
April 2018	406	38	9	12	178	830	35	1,377	2,885
April 2017	346	32	5	21	124	890	20	694	2,132
Lake Country D.M.									
April 2018	100	8	0	0	46	0	0	19	173
April 2017	113	4	0	11	31	0	3	29	191
District of West Kelowna									
April 2018	121	12	0	18	25	60	5	247	488
April 2017	138	4	0	21	61	33	2	19	278
Peachland D.M.									
April 2018	16	0	0	0	0	0	2	74	92
April 2017	22	0	0	2	4	0	0	0	28
Reg. Dist. Sub. J - Westside									
April 2018	30	0	0	0	0	0	0	0	30
April 2017	28	0	0	1	0	0	0	0	29
Reg. Dist. Sub. I - Eastside									
April 2018	5	0	0	0	0	0	1	0	6
April 2017	5	8	0	0	16	0	1	0	30
First Nations									
April 2018	23	14	6	0	6	0	0	0	49
April 2017	28	30	15	0	0	0	0	0	73
Kelowna CMA									
April 2018	701	72	15	30	255	890	43	1,717	3,723
April 2017	680	78	20	56	236	923	26	742	2,761

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kelowna City									
April 2018	37	2	0	2	18	40	4	95	198
April 2017	11	0	0	1	4	0	10	4	30
Lake Country D.M.									
April 2018	8	2	0	0	0	0	0	1	11
April 2017	5	2	0	0	0	0	0	2	9
District of West Kelowna									
April 2018	16	2	0	0	11	0	1	4	34
April 2017	5	0	0	0	2	0	2	1	10
Peachland D.M.									
April 2018	3	0	0	1	0	0	0	0	4
April 2017	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. J - Westside									
April 2018	4	0	0	0	0	0	0	0	4
April 2017	1	0	0	0	0	0	0	0	1
Reg. Dist. Sub. I - Eastside									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	1	0	0	0	0	0	0	0	1
First Nations									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	4	0	0	0	0	0	0	0	4
Kelowna CMA									
April 2018	68	6	0	3	29	40	5	100	251
April 2017	27	2	0	1	6	0	12	7	55

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Kelowna CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	866	84	19	13	304	454	64	1,773	3,577
% Change	26.2	-6.7	n/a	-75.9	-2.9	-12.0	42.2	**	62.9
2016	686	90	0	54	313	516	45	492	2,196
% Change	13.4	-23.7	n/a	**	18.1	**	104.5	168.9	71.6
2015	605	118	0	1	265	86	22	183	1,280
% Change	-3.8	-11.3	n/a	-96.0	38.0	-37.7	-63.9	37.6	-2.4
2014	629	133	0	25	192	138	61	133	1,311
% Change	18.2	35.7	n/a	150.0	82.9	56.8	64.9	-7.0	29.4
2013	532	98	0	10	105	88	37	143	1,013
% Change	1.1	44.1	-100.0	n/a	-11.8	83.3	105.6	186.0	21.2
2012	526	68	7	0	119	48	18	50	836
% Change	5.0	-9.3	n/a	n/a	45.1	-50.0	-70.0	-58.3	-10.5
2011	501	75	0	0	82	96	60	120	934
% Change	-10.2	50.0	-100.0	-100.0	0.0	**	140.0	-43.4	-2.4
2010	558	50	6	12	82	12	25	212	957
% Change	50.4	150.0	n/a	0.0	-11.8	-88.7	0.0	**	45.7
2009	371	20	0	12	93	106	25	30	657
% Change	-47.5	**	n/a	-47.8	-69.3	-90.6	-28.6	-49.2	-70.9
2008	707	2	0	23	303	1,128	35	59	2,257

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	% Change
Black Mountain	3	4	0	0	0	0	2	0	5	4	25.0
Ellison/Joe Rich	0	0	0	2	0	0	0	0	0	2	-100.0
Glenrosa	3	3	0	0	0	0	0	2	3	5	-40.0
Glenmore	19	21	2	0	0	0	6	3	27	24	12.5
North Glenmore	6	1	0	0	0	0	117	217	123	218	-43.6
Kelowna Core Area	1	13	0	0	11	12	87	26	99	51	94.1
Lake Country	12	15	0	0	0	6	2	5	14	26	-46.2
Lakeview Heights	4	8	0	0	0	0	0	2	4	10	-60.0
Lower Mission	1	2	0	0	0	0	1	0	2	2	0.0
Peachland	4	2	0	0	0	0	0	0	4	2	100.0
Rutland	3	1	0	2	0	0	81	0	84	3	**
Southeast Kelowna	0	6	0	0	0	0	0	0	0	6	-100.0
Shannon Lake	4	2	0	0	0	0	6	0	10	2	**
Upper Mission	3	19	0	2	0	0	0	6	3	27	-88.9
Westbank	0	1	0	0	0	0	0	0	0	1	-100.0
West Kelowna	1	1	0	0	0	4	0	0	1	5	-80.0
Westside	3	4	0	0	0	0	0	0	3	4	-25.0
First Nations	0	7	0	0	0	4	0	0	0	11	-100.0
Kelowna CMA	67	110	2	6	11	26	302	261	382	403	-5.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Black Mountain	13	9	0	2	0	5	9	1	22	17	29.4
Ellison/Joe Rich	0	1	0	6	0	0	0	0	0	7	-100.0
Glenrosa	6	4	0	0	0	0	0	2	6	6	0.0
Glenmore	46	59	2	0	0	0	15	11	63	70	-10.0
North Glenmore	9	4	0	0	5	14	121	534	135	552	-75.5
Kelowna Core Area	3	30	4	2	42	12	108	208	157	252	-37.7
Lake Country	34	49	8	2	8	6	6	17	56	74	-24.3
Lakeview Heights	14	21	2	0	0	0	0	5	16	26	-38.5
Lower Mission	4	3	0	0	0	9	2	0	6	12	-50.0
Peachland	8	6	0	0	0	0	0	0	8	6	33.3
Rutland	8	4	6	2	0	0	82	1	96	7	**
Southeast Kelowna	1	10	0	0	0	0	0	2	1	12	-91.7
Shannon Lake	11	4	0	0	0	0	12	0	23	4	**
Upper Mission	13	45	0	6	0	0	2	11	15	62	-75.8
Westbank	0	1	0	0	0	0	48	0	48	1	**
West Kelowna	1	5	0	0	5	19	0	0	6	24	-75.0
Westside	6	9	0	0	0	0	0	0	6	9	-33.3
First Nations	1	15	2	12	0	10	0	0	3	37	-91.9
Kelowna CMA	178	279	24	32	60	75	405	792	667	1,178	-43.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Black Mountain	0	0	0	0	0	0	2	0
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	2
Glenmore	0	0	0	0	0	0	6	3
North Glenmore	0	0	0	0	114	0	3	217
Kelowna Core Area	11	12	0	0	0	26	87	0
Lake Country	0	6	0	0	0	0	2	5
Lakeview Heights	0	0	0	0	0	0	0	2
Lower Mission	0	0	0	0	0	0	1	0
Peachland	0	0	0	0	0	0	0	0
Rutland	0	0	0	0	0	0	81	0
Southeast Kelowna	0	0	0	0	0	0	0	0
Shannon Lake	0	0	0	0	6	0	0	0
Upper Mission	0	0	0	0	0	0	0	6
Westbank	0	0	0	0	0	0	0	0
West Kelowna	0	4	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	0	4	0	0	0	0	0	0
Kelowna CMA	11	26	0	0	120	26	182	235

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Black Mountain	0	5	0	0	0	0	9	1
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	2
Glenmore	0	0	0	0	0	0	15	11
North Glenmore	5	14	0	0	114	0	7	534
Kelowna Core Area	42	12	0	0	0	208	108	0
Lake Country	8	6	0	0	0	0	6	17
Lakeview Heights	0	0	0	0	0	0	0	5
Lower Mission	0	9	0	0	0	0	2	0
Peachland	0	0	0	0	0	0	0	0
Rutland	0	0	0	0	0	0	82	1
Southeast Kelowna	0	0	0	0	0	0	0	2
Shannon Lake	0	0	0	0	12	0	0	0
Upper Mission	0	0	0	0	0	0	2	11
Westbank	0	0	0	0	48	0	0	0
West Kelowna	5	19	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	0	10	0	0	0	0	0	0
Kelowna CMA	60	75	0	0	174	208	231	584

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Black Mountain	2	4	0	0	3	0	5	4
Ellison/Joe Rich	0	2	0	0	0	0	0	2
Glenrosa	3	3	0	0	0	2	3	5
Glenmore	21	21	0	0	6	3	27	24
North Glenmore	6	1	114	0	3	217	123	218
Kelowna Core Area	0	12	11	38	88	1	99	51
Lake Country	12	14	0	6	2	6	14	26
Lakeview Heights	4	8	0	0	0	2	4	10
Lower Mission	1	2	0	0	1	0	2	2
Peachland	4	2	0	0	0	0	4	2
Rutland	3	3	0	0	81	0	84	3
Southeast Kelowna	0	6	0	0	0	0	0	6
Shannon Lake	4	2	6	0	0	0	10	2
Upper Mission	3	17	0	4	0	6	3	27
Westbank	0	1	0	0	0	0	0	1
West Kelowna	1	1	0	4	0	0	1	5
Westside	3	4	0	0	0	0	3	4
First Nations	0	11	0	0	0	0	0	11
Kelowna CMA	67	114	131	52	184	237	382	403

Table 2.5: Starts by Submarket and by Intended Market
January - April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Black Mountain	12	14	0	2	10	1	22	17
Ellison/Joe Rich	0	3	0	4	0	0	0	7
Glenrosa	6	4	0	0	0	2	6	6
Glenmore	47	58	0	0	16	12	63	70
North Glenmore	9	4	119	14	7	534	135	552
Kelowna Core Area	10	26	38	220	109	6	157	252
Lake Country	40	50	10	6	6	18	56	74
Lakeview Heights	15	21	0	0	1	5	16	26
Lower Mission	3	3	1	9	2	0	6	12
Peachland	7	6	0	0	1	0	8	6
Rutland	14	6	0	0	82	1	96	7
Southeast Kelowna	1	7	0	3	0	2	1	12
Shannon Lake	10	4	12	0	1	0	23	4
Upper Mission	13	44	0	7	2	11	15	62
Westbank	0	1	48	0	0	0	48	1
West Kelowna	1	5	5	19	0	0	6	24
Westside	6	8	0	1	0	0	6	9
First Nations	3	37	0	0	0	0	3	37
Kelowna CMA	197	301	233	285	237	592	667	1,178

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	% Change
Black Mountain	0	2	0	0	0	0	1	2	1	4	-75.0
Ellison/Joe Rich	0	1	0	0	0	0	0	0	0	1	-100.0
Glenrosa	3	1	0	0	0	0	2	1	5	2	150.0
Glenmore	13	5	0	0	0	0	7	0	20	5	**
North Glenmore	3	0	0	0	10	0	3	0	16	0	n/a
Kelowna Core Area	8	0	0	0	8	4	120	0	136	4	**
Lake Country	8	5	2	2	0	0	1	2	11	9	22.2
Lakeview Heights	7	2	2	0	0	0	1	0	10	2	**
Lower Mission	3	1	0	0	0	0	0	0	3	1	200.0
Peachland	4	0	0	0	0	0	0	0	4	0	n/a
Rutland	4	0	2	0	0	9	1	0	7	9	-22.2
Southeast Kelowna	4	0	0	0	0	0	0	0	4	0	n/a
Shannon Lake	3	2	2	0	0	0	1	0	6	2	200.0
Upper Mission	8	5	0	0	0	0	3	2	11	7	57.1
Westbank	2	0	0	0	0	0	0	0	2	0	n/a
West Kelowna	2	2	4	2	5	0	0	0	11	4	175.0
Westside	4	1	0	0	0	0	0	0	4	1	**
First Nations	0	4	0	0	0	0	0	0	0	4	-100.0
Kelowna CMA	76	31	12	4	23	13	140	7	251	55	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Black Mountain	10	9	2	6	0	0	5	5	17	20	-15.0
Ellison/Joe Rich	2	1	0	0	0	0	0	0	2	1	100.0
Glenrosa	5	4	0	0	0	0	2	1	7	5	40.0
Glenmore	44	20	0	2	0	15	15	0	59	37	59.5
North Glenmore	5	2	0	0	25	6	4	1	34	9	**
Kelowna Core Area	26	8	2	6	12	4	303	78	343	96	**
Lake Country	37	25	6	4	0	3	3	6	46	38	21.1
Lakeview Heights	25	6	4	0	0	0	3	0	32	6	**
Lower Mission	8	6	0	8	9	0	1	1	18	15	20.0
Peachland	5	3	0	0	0	0	0	0	5	3	66.7
Rutland	17	9	4	6	4	9	1	1	26	25	4.0
Southeast Kelowna	8	5	0	0	0	0	0	1	8	6	33.3
Shannon Lake	6	10	8	0	0	0	1	0	15	10	50.0
Upper Mission	36	15	0	2	0	0	10	2	46	19	142.1
Westbank	3	0	0	0	0	0	33	0	36	0	n/a
West Kelowna	8	12	6	4	12	4	0	0	26	20	30.0
Westside	11	7	0	0	0	0	0	0	11	7	57.1
First Nations	3	10	0	4	4	0	0	0	7	14	-50.0
Kelowna CMA	259	152	32	42	66	41	381	96	738	331	123.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Black Mountain	0	0	0	0	0	0	1	2
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	2	1
Glenmore	0	0	0	0	0	0	7	0
North Glenmore	10	0	0	0	0	0	3	0
Kelowna Core Area	8	4	0	0	40	0	80	0
Lake Country	0	0	0	0	0	0	1	2
Lakeview Heights	0	0	0	0	0	0	1	0
Lower Mission	0	0	0	0	0	0	0	0
Peachland	0	0	0	0	0	0	0	0
Rutland	0	0	0	9	0	0	1	0
Southeast Kelowna	0	0	0	0	0	0	0	0
Shannon Lake	0	0	0	0	0	0	1	0
Upper Mission	0	0	0	0	0	0	3	2
Westbank	0	0	0	0	0	0	0	0
West Kelowna	5	0	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Kelowna CMA	23	4	0	9	40	0	100	7

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Black Mountain	0	0	0	0	0	0	5	5
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	2	1
Glenmore	0	15	0	0	0	0	15	0
North Glenmore	25	6	0	0	0	0	4	1
Kelowna Core Area	12	4	0	0	72	0	231	78
Lake Country	0	3	0	0	0	0	3	6
Lakeview Heights	0	0	0	0	0	0	3	0
Lower Mission	9	0	0	0	0	0	1	1
Peachland	0	0	0	0	0	0	0	0
Rutland	4	0	0	9	0	0	1	1
Southeast Kelowna	0	0	0	0	0	0	0	1
Shannon Lake	0	0	0	0	0	0	1	0
Upper Mission	0	0	0	0	0	0	10	2
Westbank	0	0	0	0	33	0	0	0
West Kelowna	12	4	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	4	0	0	0	0	0	0	0
Kelowna CMA	66	32	0	9	105	0	276	96

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market April 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Black Mountain	0	2	0	0	1	2	1	4
Ellison/Joe Rich	0	1	0	0	0	0	0	1
Glenrosa	2	0	0	0	3	2	5	2
Glenmore	13	4	0	0	7	1	20	5
North Glenmore	3	0	10	0	3	0	16	0
Kelowna Core Area	7	0	48	4	81	0	136	4
Lake Country	10	7	0	0	1	2	11	9
Lakeview Heights	9	1	0	0	1	1	10	2
Lower Mission	2	1	0	0	1	0	3	1
Peachland	3	0	1	0	0	0	4	0
Rutland	5	0	0	0	2	9	7	9
Southeast Kelowna	2	0	1	0	1	0	4	0
Shannon Lake	3	2	2	0	1	0	6	2
Upper Mission	7	4	1	1	3	2	11	7
Westbank	2	0	0	0	0	0	2	0
West Kelowna	2	2	9	2	0	0	11	4
Westside	4	1	0	0	0	0	4	1
First Nations	0	4	0	0	0	0	0	4
Kelowna CMA	74	29	72	7	105	19	251	55

Table 3.5: Completions by Submarket and by Intended Market January - April 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Black Mountain	9	15	3	0	5	5	17	20
Ellison/Joe Rich	2	1	0	0	0	0	2	1
Glenrosa	4	3	0	0	3	2	7	5
Glenmore	42	19	0	17	17	1	59	37
North Glenmore	5	2	25	6	4	1	34	9
Kelowna Core Area	22	2	84	10	237	84	343	96
Lake Country	38	27	4	3	4	8	46	38
Lakeview Heights	26	5	3	0	3	1	32	6
Lower Mission	7	9	9	4	2	2	18	15
Peachland	4	3	1	0	0	0	5	3
Rutland	19	7	4	7	3	11	26	25
Southeast Kelowna	5	4	2	1	1	1	8	6
Shannon Lake	8	10	6	0	1	0	15	10
Upper Mission	32	14	4	3	10	2	46	19
Westbank	3	0	33	0	0	0	36	0
West Kelowna	8	14	18	6	0	0	26	20
Westside	11	7	0	0	0	0	11	7
First Nations	7	14	0	0	0	0	7	14
Kelowna CMA	252	156	196	57	290	118	738	331

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Black Mountain													
April 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
April 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	1	11.1	5	55.6	3	33.3	9	-	-
Year-to-date 2017	1	9.1	1	9.1	3	27.3	6	54.5	0	0.0	11	-	754,925
Ellison/Joe Rich													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Glenrosa													
April 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	-	-
Glenmore													
April 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
April 2017	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	-	-
Year-to-date 2018	0	0.0	0	0.0	3	10.7	13	46.4	12	42.9	28	902,500	1,137,383
Year-to-date 2017	0	0.0	0	0.0	6	35.3	6	35.3	5	29.4	17	-	839,085
North Glenmore													
April 2018	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	-	-
Year-to-date 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Kelowna Core Area													
April 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	6	40.0	4	26.7	5	33.3	15	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Lake Country													
April 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
April 2017	2	33.3	3	50.0	0	0.0	1	16.7	0	0.0	6	-	-
Year-to-date 2018	2	7.1	3	10.7	5	17.9	6	21.4	12	42.9	28	-	841,793
Year-to-date 2017	3	12.5	8	33.3	9	37.5	2	8.3	2	8.3	24	-	1,019,759
Lakeview Heights													
April 2018	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	4	26.7	6	40.0	5	33.3	15	-	1,446,536
Year-to-date 2017	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	-	-
Lower Mission													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	-	-
Year-to-date 2017	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	-	1,856,250

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peachland													
April 2018	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	-	-
Year-to-date 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Rutland													
April 2018	2	50.0	0	0.0	2	50.0	0	0.0	0	0.0	4	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	6	46.2	4	30.8	2	15.4	1	7.7	0	0.0	13	-	558,075
Year-to-date 2017	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0	8	-	-
Southeast Kelowna													
April 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	16.7	0	0.0	0	0.0	0	0.0	5	83.3	6	-	1,458,217
Year-to-date 2017	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	-	-
Shannon Lake													
April 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
April 2017	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Year-to-date 2018	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	6	-	-
Year-to-date 2017	2	20.0	0	0.0	7	70.0	1	10.0	0	0.0	10	-	-
Upper Mission													
April 2018	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	-	1,395,632
April 2017	0	0.0	1	12.5	2	25.0	2	25.0	3	37.5	8	-	933,988
Year-to-date 2018	0	0.0	0	0.0	0	0.0	6	17.6	28	82.4	34	1,250,000	1,382,198
Year-to-date 2017	0	0.0	2	10.0	7	35.0	5	25.0	6	30.0	20	-	979,683
Westbank													
April 2018	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
West Kelowna													
April 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
April 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	-	-
Year-to-date 2017	2	16.7	2	16.7	8	66.7	0	0.0	0	0.0	12	-	633,000
Westside													
April 2018	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
April 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	6	75.0	2	25.0	0	0.0	0	0.0	0	0.0	8	-	468,760
Year-to-date 2017	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	-	-
First Nations													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2017	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	371,580
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	-	371,580

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2018						
Submarket	**April 2018**	**April 2017**	**% Change**	**YTD 2018**	**YTD 2017**	**% Change**
Black Mountain	-	-	n/a	-	754,925	n/a
Ellison/Joe Rich	-	-	n/a	-	-	n/a
Glenrosa	-	-	n/a	-	-	n/a
Glenmore	-	-	n/a	1,137,383	839,085	35.6
North Glenmore	-	-	n/a	-	-	n/a
Kelowna Core Area	-	-	n/a	-	-	n/a
Lake Country	-	-	n/a	841,793	1,019,759	-17.5
Lakeview Heights	-	-	n/a	1,446,536	-	n/a
Lower Mission	-	-	n/a	-	1,856,250	n/a
Peachland	-	-	n/a	-	-	n/a
Rutland	-	-	n/a	558,075	-	n/a
Southeast Kelowna	-	-	n/a	1,458,217	-	n/a
Shannon Lake	-	-	n/a	-	-	n/a
Upper Mission	1,395,632	933,988	49.4	1,382,198	979,683	41.1
Westbank	-	-	n/a	-	-	n/a
West Kelowna	-	-	n/a	-	633,000	n/a
Westside	-	-	n/a	468,760	-	n/a
First Nations	-	371,580	n/a	-	371,580	n/a
Kelowna CMA	1,061,018	907,368	16.9	1,116,951	843,970	32.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kelowna

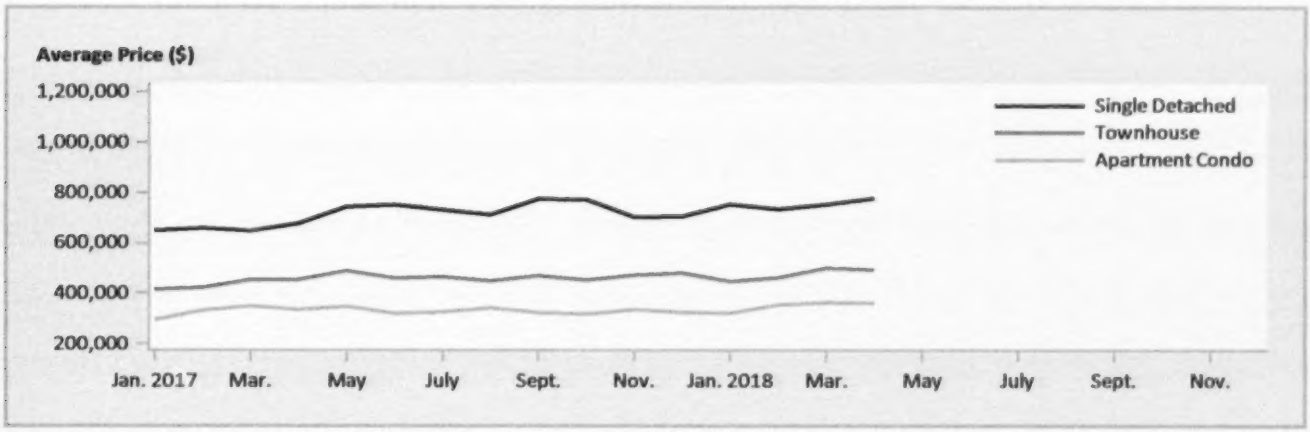


Figure 5.2: MLS® Residential Sales for Kelowna

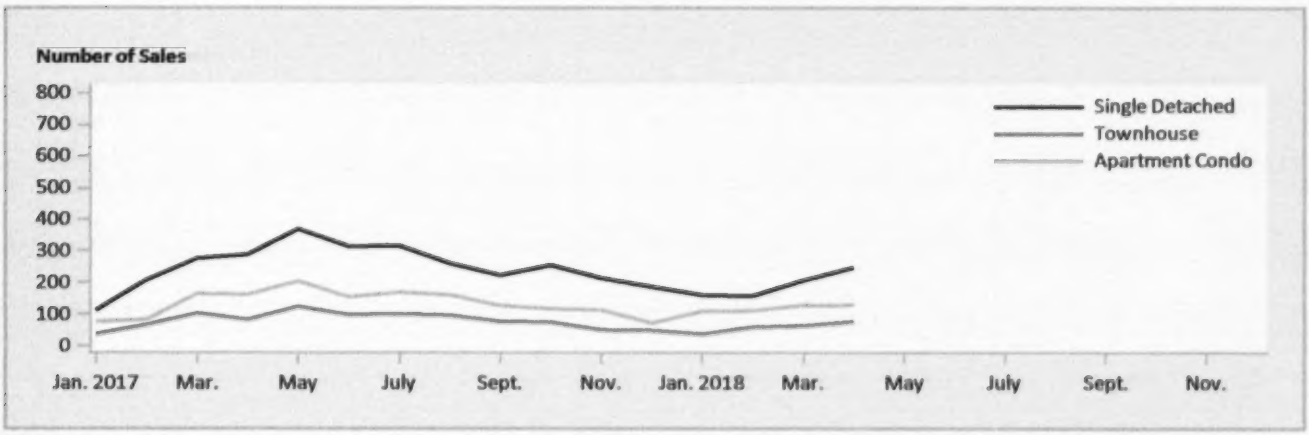
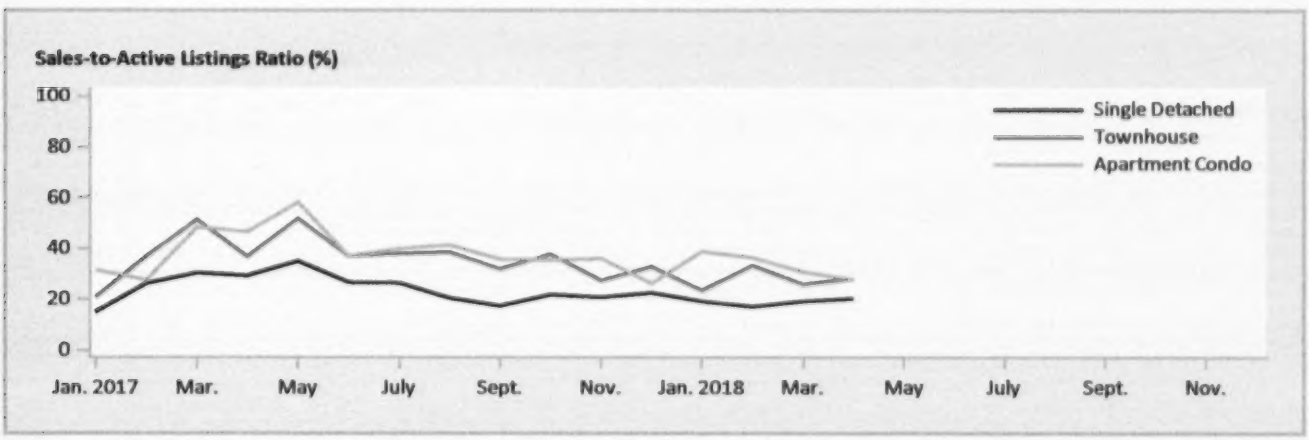


Figure 5.3: MLS® Residential Sales- to- Active Listings Ratio for Kelowna



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Okanagan Mainline Real Estate Board (OMREB)
Note: Based on boundaries of the OMREB - Central Okanagan.

Table 6: Economic Indicators
April 2018

		Interest Rates			NHPI, Total, 2016.12 =100 (B.C.)	CPI, 2002 =100 (B.C.)	Kelowna Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.9	123.5	95.7	7.6	65.9	921
	February	561	3.14	4.64	100.0	123.6	95.9	6.6	65.2	925
	March	561	3.14	4.64	100.5	124.2	97.1	5.9	65.4	927
	April	561	3.14	4.64	101.5	124.4	98.2	4.7	65.1	925
	May	561	3.14	4.64	103.4	125.0	100.2	4.4	66.1	919
	June	561	3.14	4.64	104.7	125.2	100.7	4.1	66.1	919
	July	573	3.14	4.84	106.5	125.6	100.8	4.4	66.2	925
	August	573	3.14	4.84	106.6	125.9	101.6	5.0	67.1	932
	September	575	3.09	4.89	107.3	125.7	101.7	5.7	67.4	937
	October	581	3.24	4.99	107.6	125.6	102.3	6.1	68.0	945
	November	581	3.24	4.99	107.6	125.9	101.9	6.2	67.7	958
	December	581	3.24	4.99	107.8	125.2	101.5	6.2	67.3	962
2018	January	590	3.34	5.14	107.8	126.1	100.2	6.5	66.7	962
	February	590	3.34	5.14	107.8	127.0	100.5	5.8	66.2	962
	March	590	3.34	5.14	107.9	127.4	101.5	5.2	66.4	970
	April	590	3.34	5.14		127.7	103.7	4.8	67.3	979
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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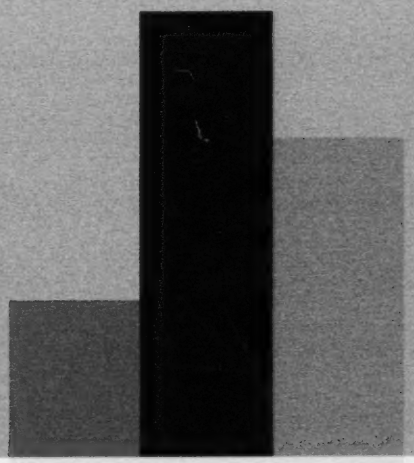

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